145.0	0005	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,063,500 /	1,063,500
					USE VALUE:	1,063,500 /	1,063,500
					ASSESSED:	1,063,500 /	1,063,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
260		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITE DONALD
Owner 2:	WHITE KAHN MELISSA
Owner 3:	
Street 1:	260 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KEATING JOHN W & SUSAN M -
Owner 2:	-
Street 1:	260 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Vinyl Exterior and 2751 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	619,500		444,000	1,063,500
Total Card	0.103	619,500		444,000	1,063,500
Total Parcel	0.103	619,500		444,000	1,063,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.59 | /Parcel: 386.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 95346
GIS Ref:
GIS Ref:
Insp Date: 12/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	619,500	0	4,500.	444,000	1,063,500	1,063,500	Year End Roll	12/18/2019
2019	101	FV	472,800	0	4,500.	416,300	889,100	889,100	Year End Roll	1/3/2019
2018	101	FV	434,800	0	4,500.	344,100	778,900	778,900	Year End Roll	12/20/2017
2017	101	FV	434,800	0	4,500.	316,400	751,200	751,200	Year End Roll	1/3/2017
2016	101	FV	434,800	0	4,500.	288,600	723,400	723,400	Year End	1/4/2016
2015	101	FV	417,800	0	4,500.	283,100	700,900	700,900	Year End Roll	12/11/2014
2014	101	FV	417,800	0	4,500.	263,100	680,900	680,900	Year End Roll	12/16/2013
2013	101	FV	417,800	0	4,500.	250,300	668,100	668,100		12/13/2012

!11363!

PRINT

Date	Time
12/11/20	01:32:37

LAST REV

Date	Time
11/04/20	11:58:46

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING JOHN W	53214-372		7/16/2009		679,000	No	No		
	17083-187		6/1/1986		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	95346
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2020	1184	Solar Pa	27,000	C				
7/11/2013	1061	Addition	148,000	C				
11/21/2007	1077	New Wind	11,000			G9	GR FY09	REPL 7 WINDOWS
3/8/2007	133	New Wind	12,700			G8	GR FY08	
7/12/2000	535	Add Bath	7,000	C				ADD BATH TO BDRM
5/3/1994	161	Manual	9,400					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
11/20/2008	Meas/Inspect	355	PATRIOT
12/10/1999	Inspected	267	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.16420174
Const Adj.:	0.99989998
Adj $ / SQ:	145.511
Other Features:	121465
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649368
Depreciation:	29871
Depreciated Total:	619497

COMMENTS

BMT GAR REAR, CK RENOV 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1					HB 1		

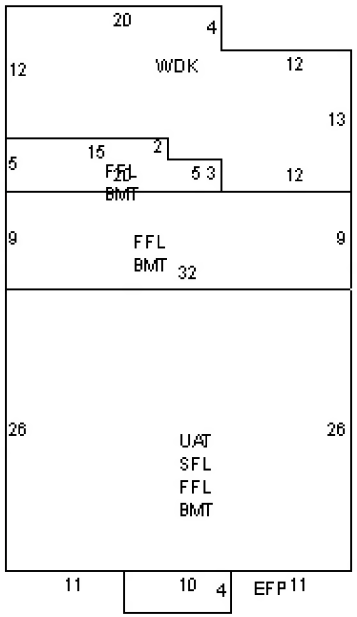
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	176.07
Special Features:	0	Val/Su Net:	158.60
Final Total:	619500	Val/Su SzAd	303.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,210	76.390	92,436
FFL	First Floor	1,210	145.510	176,068
SFL	Second Floor	832	145.510	121,065
WDK	Deck	406	8.460	3,436
UAT	Upper Attic	208	92.760	19,295
EFP	Enclos Porch	40	72.590	2,904

Net Sketched Area:	3,906			Total:	415,204
Size Ad	2042	Gross Are	4530	FinArea	2751

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	V	
UAT	100	FLA	50	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc